

January 20, 2004 CPC



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

04SN0172

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Bermuda Magisterial District  
1 East Hundred Road

**REQUEST:** Amendment to Conditional Use Planned Development (Case 84S043) relative to uses. Specifically, the applicant is requesting additional uses which were not allowed with the previous zoning.

**PROPOSED LAND USE:**

Flooring, cabinet and appliance sales facilities, in addition to currently permitted uses, are planned.

**(NOTE: SINCE THE ADVERTISING OF THIS REQUEST, THE APPLICATION HAS BEEN AMENDED TO WITHDRAW THE REQUESTED EXCEPTION TO ACCESS LOCATION. THE COMMISSION SHOULD ACKNOWLEDGE WITHDRAWAL OF THAT PORTION OF THE REQUEST.)**

**RECOMMENDATION**

Recommend approval for the following reasons:

- A. While the Consolidated Eastern Area Plan suggests the property is appropriate for neighborhood mixed use, to include professional and administrative offices, along with residential development of varying densities, the area has developed with uses that are more intense than those suggested by the Plan.
- B. The proposed land use is representative of, and compatible with, existing area development.

- C. The requirements of the Zoning Ordinance and condition further ensure land use compatibility.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS.)

CONDITION

Flooring, cabinet and appliance sales uses shall be permitted. (P)

(Note: This condition is in addition to Condition 2 of Case 84S043. All other conditions of approval for Case 84S043 remain in effect.)

GENERAL INFORMATION

Location:

Southeast quadrant of East Hundred and Old Bermuda Hundred Roads and known as 1 East Hundred Road. Tax ID 813-652-8742 (Sheet 27).

Existing Zoning:

I-1 with Conditional Use Planned Development

Size:

7.6 acres

Existing Land Use:

Commercial

Adjacent Zoning and Land Use:

North - C-3; Single family residential or commercial  
South - A; Single family residential  
East - A; Single family residential or vacant  
West - C-2; Office

UTILITIES

Public Water System:

There is an existing sixteen (16) inch water line extending along the east side of Old Bermuda Road, adjacent to this site. In addition, a sixteen (16) inch water line extends along

the south side of East hundred Road, adjacent to this site. Use of the public water system is required by County Code for any new structures built on this site. The existing structure on this site is connected to the public water system.

Public Wastewater System:

There is an existing eight (8) inch wastewater collector line extending along the eastern boundary of this site. Use of the public wastewater system is required by County Code for any new structures built on this site. The existing structure on the request site is connected to the public wastewater system.

ENVIRONMENTAL

Drainage and Erosion:

The proposed amendment will have no impact on these facilities.

PUBLIC FACILITIES

Fire Service:

Upon completion, the new Rivers Bend Fire Station, Company 18, will provide fire protection and emergency medical service (EMS). Currently, the Enon Fire Station and Bensley-Bermuda Volunteer rescue squad provide fire and emergency medical service. This request will have only minimal impact on fire and EMS.

Transportation:

In 1984, the Board approved rezoning of the property to Light Industrial (I-1) plus a Conditional Use Planned Development (CUPD) to permit use exceptions (Case 84S043). The applicant is requesting an amendment to that rezoning case relative to uses. This request will have a minimal impact on the transportation network.

Traffic generated by this development will be distributed along Route 10. The 2003 traffic volumes along the section of Route 10 from Interstate 95 to Interstate 295 range from 40,000 to 45,000 vehicles per day. The volume of traffic on the four (4) lane section of Route 10 between Interstate 95 and the Meadowville Road/Old Bermuda Hundred Road intersection exceeds the capacity of the road and drivers typically experience congestion especially during peak periods. This four (4) lane section of Route 10 is identified as a priority on the Board of Supervisors' list of highway needs. Construction plans have been approved for widening this section of Route 10. No funds are included in the Virginia Department of Transportation's Six-Year Improvement Program for right of way acquisition or construction of this project.

The Thoroughfare Plan identifies Route 10 and Old Bermuda Hundred Road as major arterials with recommended right of way widths of 120 to 200 feet and ninety (90) feet,

respectively. Right of way along Route 10 and Old Bermuda Hundred Road should be dedicated to the County in accordance with that Plan and the approved Route 10 widening plans, respectively. When asked, the applicant indicated an unwillingness to dedicate this right of way.

## LAND USE

### Comprehensive Plan:

Lies within the boundaries of the Consolidated Eastern Area Plan which suggests the property is appropriate for neighborhood mixed use, to include professional and administrative offices, along with residential development of varying densities.

### Area Development Trends:

Area properties to the north and west are zoned Neighborhood Business (C-2) and Community Business (C-3) and developed for single family residential, office or commercial uses. Adjacent property to the south and east is zoned Agricultural (A) and is occupied by single family residences or is vacant. It is anticipated that a mix of residential, office and under certain circumstances, commercial uses will continue in the area as suggested by the Plan.

### Zoning History:

On April 25, 1984, the Board of Supervisors, upon a favorable recommendation from the Planning Commission, approved rezoning with Conditional Use Planned Development on the request property (Case 84S043). With the approval of Case 84S043, conditions were approved which, among other things, limited uses on the request property.

### Development Standards:

Currently, the property lies within an Emerging Growth District Area. The Zoning Ordinance specifically addresses access, landscaping, setbacks, parking, signs, buffers, utilities and screening for developments within these areas. The purpose of the Emerging Growth District Standards is to promote high quality, well-designed projects. Any additional development would be subject to these requirements.

It should be noted, along with consideration of the Consolidated Eastern Area Plan, the Board of Supervisors adopted an Ordinance amendment to encourage and enhance the preservation of tree canopy along the Route 10 corridor between I-95 and Hopewell and to further encourage architectural standards that reinforce and compliment area residential development. The Ordinance amendment addresses yard requirements for office, business and industrial districts. In addition, the Ordinance amendment requires the preservation of trees and shrubs along Route 10 to provide continuity and improve buffering and requires architectural compatibility with area residential development and with buildings within the

same project. In addition to the Emerging Growth District standards, any new development on the property would be affected by these requirements.

### CONCLUSIONS

While the Consolidated Eastern Area Plan suggests the property is appropriate for neighborhood mixed use, to include professional and administrative offices along with residential development of varying densities, the area has developed with uses that are more intense than those suggested by the Plan. The proposed land use is representative of, and compatible with, existing area development. In addition, the requirements of the Zoning Ordinance and condition further ensure land use compatibility.

Given these considerations, approval of this request is recommended.